

Message Text

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13

ACTION AF-06

INFO OCT-01 ISO-00 /007 W

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R 021405Z APR 76

FM AMEMBASSY PRETORIA

TO USIA WASHDC

INFO SECSTATE WASHDC 4173

UNCLAS PRETORIA 1531

E.O. 11652 N/A

SUBJ NEW USIS OFFICE LEASE, DURBAN

USIAC

USIA FOR IOA/SS

DEPT FOR AF/EX/KRYZA FOR INFO

REF A) USIAC PRETORIA 0897 (NOTAL);

B) USIA 7825 (NOTAL);

C) OFFICIAL INFORMAL PETERSON/GARNER, FEB 12 (NOTAL)

1. REALIZE AGENCY HAS GRANTED APPROVAL TO EXECUTE LEASE
(REF B) BASED ON PROPOSAL GIVEN IN REF A. BEFORE LEASE CAN
BE EXECUTED, HOWEVER, FURTHER QUESTIONS HAVE ARISEN FOR WHICH
WE WOULD APPRECIATE USIA CONCURRENCE:

A) THE TYPE OF LEASE WHICH WE WILL BE ABLE TO NEGOTIATE WITH
ANGLO AMERICAN IS NOT RPT NOT STANDARD LEASE FORMAT.
EMBASSY HAS RECENTLY NEGOTIATED TWO IDENTICAL LEASES WITH
ANGLO AMERICAN: S-193-FBO-54 FOR CONGEN OFFICES IN
JOHANNESBURG AND S-155-FBO-9 FOR CONGEN OFFICES IN DURBAN.
REQUEST APPROVAL TO USE SAME FORMAT AND CONTENT. EMBASSY
SUGGESTS THAT COPIES OF LEASES CAN BE OBTAINED BY CONTACTING
DEPT OF STATE, AFRICAN AFFAIRS BUREAU EXECUTIVE DIRECTOR KRYZA.

B) IT WILL NOT BE POSSIBLE TO NEGOTIATE A RENEWAL OPTION AT
A REALISTIC FIXED COST. ADVISE WHETHER AGENCY PREFERS FIVE
YEAR LEASE WITHOUT RENEWAL OPTION, OR TYPE OF OPTION CONTAINED
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IN JOHANNESBURG AND DURBAN LEASES.

C) IN LIEU OF ESCALATION RATES MENTIONED REF C), PROPOSE
FLAT RATE OF R709.00 (\$816.77 AT ONE RAND - 1.1520) BE PAID
MONTHLY IN
ADVANCE THRU SEPTEMBER 30, 1976, AND BEGINNING OCTOBER 1, 1976,
YEARLY IN ADVANCE IN ORDER TAKE ADVANTAGE OFFER ANGLO
AMERICAN HAS MADE OF R688.80 PER MONTH OVER
FIVE YEAR PERIOD LESS FIVE PERCENT ANNUAL DISCOUNT IF LEASE
CAN BE WRITTEN TO PROVIDE PAYMENTS YEARLY IN ADVANCE.
OVER FIVE YEAR PERIOD THIS WOULD BE SAVINGS OF OVER \$2000.00 AT
CURRENT RATE.

D) PROPOSED LEASE SHOULD ALSO INCLUDE BASEMENT STORAGE
LOCATED IMMEDIATELY BELOW PROPOSED USIS SPACE AND ACCESSIBLE
BY STAIRCASE. APPROXIMATELY 962 SQUARE FEET TO 15C PER SQ
FOOT AVAILABLE WHICH TOTALS R144.30 PER MONTH (\$166.23) LESS
5 PERCENT FOR ADVANCE PAYMENT EQUALS \$157.92.
JACOBSEN

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